087.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	981,900 /	981,900
USE VALUE:	981,900 /	981,900
ASSESSED:	981,900 /	981,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROUTENBERG GARY L
Owner 2:	ROUTENBERG JOANNE C
Owner 3:	
Street 1:	51 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROUTENBERG GARY L -
Owner 2:	-
Street 1:	51 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .228 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Wood Shingle Exterior and 2442 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9922.000	479,500		502,400	981,900
Total Card	0.228	479,500		502,400	981,900
Total Parcel	0.228	479,500		502,400	981,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.09 | /Parcel: 402.09

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	54915
GIS Ref	
GIS Ref	
Insp Date	04/09/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 087.0-0001-0004.0

!7066!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	479,500	0	9,922.	502,400	981,900		Year end	12/23/2021
2021	101	FV	450,800	0	9,922.	502,400	953,200		Year End Roll	12/10/2020
2020	101	FV	450,600	0	9,922.	502,400	953,000	953,000	Year End Roll	12/18/2019
2019	101	FV	376,100	0	9,922.	466,500	842,600	842,600	Year End Roll	1/3/2019
2018	101	FV	376,100	0	9,922.	466,500	842,600	842,600	Year End Roll	12/20/2017
2017	101	FV	376,100	0	9,922.	409,100	785,200	785,200	Year End Roll	1/3/2017
2016	101	FV	376,100	0	9,922.	373,200	749,300	749,300	Year End	1/4/2016
2015	101	FV	334,800	0	9,922.	330,100	664,900	664,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:57:23

LAST REV

Date	Time
08/01/19	15:53:45

danam

USER DEFINED

Prior Id # 1:	54915
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7066

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROUTENBERG GARY	39688-408		6/26/2003	Family	99	No	No		
DEMURJIAN ARA &	33259-254		7/16/2001		552,000	No	No		
	11708-160		7/14/1969		30,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2019	581	Redo Kit	18,000	C				kitchen RENO
1/29/2018	102	Fireplac	5,000	C				
10/20/2010	2163	Re-Roof	7,700					

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2009	Measured	372	PATRIOT
11/15/2008	Meas/Inspect	BS	Barbara S
6/1/2004	Meas/Inspect	BR	B Rossignol
9/30/2001	MLS	MM	Mary M
4/3/2000	Measured	263	PATRIOT
8/5/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9922		Sq. Ft.	Site		0	70.	0.72	12									502,361						502,400	

Total AC/HA:	0.22778	Total SF/SM:	9922	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	502,361	Spl Credit		Total:	502,400

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.16294575
Const Adj.:	1.01489842
Adj $ / SQ:	159.337
Other Features:	80000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	589027
Depreciation:	109559
Depreciated Total:	479468

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

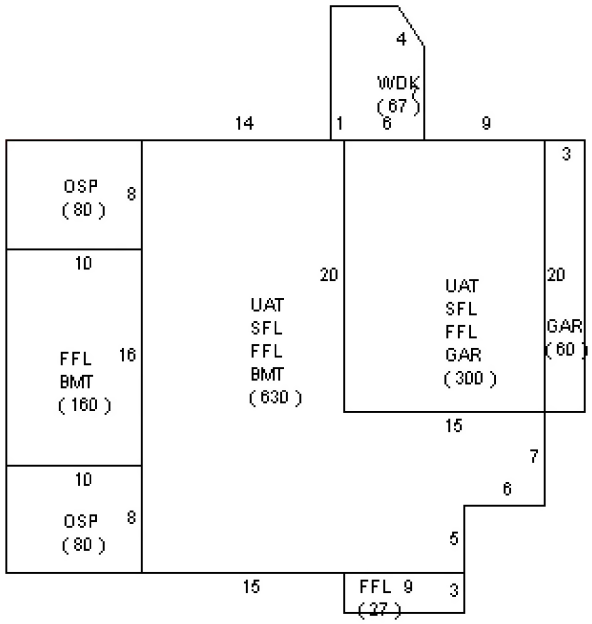
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	192.80
Special Features:	0	Val/Su Net:	131.12
Final Total:	479500	Val/Su SzAd	234.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,117	159.340	177,979
SFL	Second Floor	930	159.340	148,183
BMT	Basement	790	65.730	51,924
GAR	Garage	360	22.270	8,018
UAT	Upper Attic	233	63.730	14,818
OSP	Screen Porch	160	29.930	4,789
WDK	Deck	67	16.240	1,088

Net Sketched Area:	3,657			Total:	406,799
Size Ad	2047	Gross Area	4354	FinArea	2442

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc